

CITY OF BELOIT

REPORT TO THE LANDMARKS COMMISSION



Meeting Date: April 18, 2017

Agenda Item: 5

File Number: COA-2017-04

Applicant: Joe Sagona

Owner: College Park District, LLC.

Location: 710 Park Avenue

Existing Zoning: R-1B, Single Residential.

Existing Land Use: Residential

Parcel Size: 0.18 Acre

Request Overview/Background Information:

Joe Sagona, Corporate Contractors, Inc. has submitted an application for a Certificate of Appropriateness (COA) to replace an existing garage door at the property located at 710 Park Avenue. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated landmark, landmark site, or structure within an historic district.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

Consideration of this request is consistent with the intent and purpose of the Historic Preservation Ordinance. Consideration of this request supports City of Beloit Strategic Goal #1.

Key Issues:

- Section 32.06(5) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. See the attached COA checklist.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criterion is relevant to this application:
 - (1) *Architectural Details:* *Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with the original architectural style or character of the landmark.*
 - The residential structure is a contributing to the historic district; however, the garage was built in 1989 and is not original to the property.
 - The existing garage door is metal, and the replacement door will be a single 25 gauge steel door that imitates carriage house style doors.
 - The material, size, color, detail, and hardware of the replacement door must be taken into consideration.
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6).

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of a Certificate of Appropriateness to replace the garage door located at 710 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The door replacement shall be completed by April 18, 2018.
2. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

Fiscal Note/Budget Impact: N/A

Attachments: Location & Zoning Map, Application, Photos, Intensive Survey Form & COA Checklist.

Location & Zoning Map

710 Park Ave


COA-2017-04



1 inch = 35 feet

0 5 10 20 30 Feet

Legend

 COB Parcels

Map prepared by: Rudy Moreno, Planner II
Date: April 5, 2017
For: City of Beloit Planning & Building Services
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

CITY of BELOIT

PLANNING AND BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: COA-2017-04

1. Address of property: 710 Park Ave.
2. Parcel #: 13676690
3. Owner of record: College Park District LLC Phone: _____
690 Third St. / Suite 300 Beloit WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: Corporate Contractors Inc. / Joe Sagona
3800 Gateway Blvd Beloit WI 53511
(Address) (City) (State) (Zip)
608-362-2912 / 608-751-8897 / Joe.Sagona@CC1WI.com
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: Single Family residence
6. The following action is requested:

- Approval of COA by Landmarks Commission (projects not listed below)
- Approval of COA by staff: (Check all that apply)
- Roof repair/replacement
 - Gutter repair/replacement with historically appropriate materials and in historically appropriate styles
 - Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation
 - Installation of historic plaques (residential properties only)
 - Chimney repair and tuckpointing according to the Secretary of the Interior standards and in historically appropriate color and design
 - Installation of fences
 - Storm window/storm door repair or replacement
 - Installation of glass blocks in basement window openings

Please continue to #7 (Over)

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

7. **Description of Project:** Describe each item of the project separately.

Project item: Include existing condition(s) when describing item. Also describe the proposed work, material(s) to be used, and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

1.) Re-roof garage to match the new shingles on house. 2.) Replace garage door with a carriage style door. 3.) Replace storm/screens on both screen porches. 4.) Repair exterior plaster that was done incorrectly front & back of house. 5.) Repair and repaint exterior trim on house, and garage.

8. **Attachments:**

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- Sketches, drawings, building and streetscape elevations, and/or annotated photos
- Exterior photos
- Specifications (materials) for the project
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work
- Other (please explain): _____

9. **Source of Funds:** Please indicate if funds for the project are being secured from any of the following sources:

- NHS City of Beloit SHSW Federal

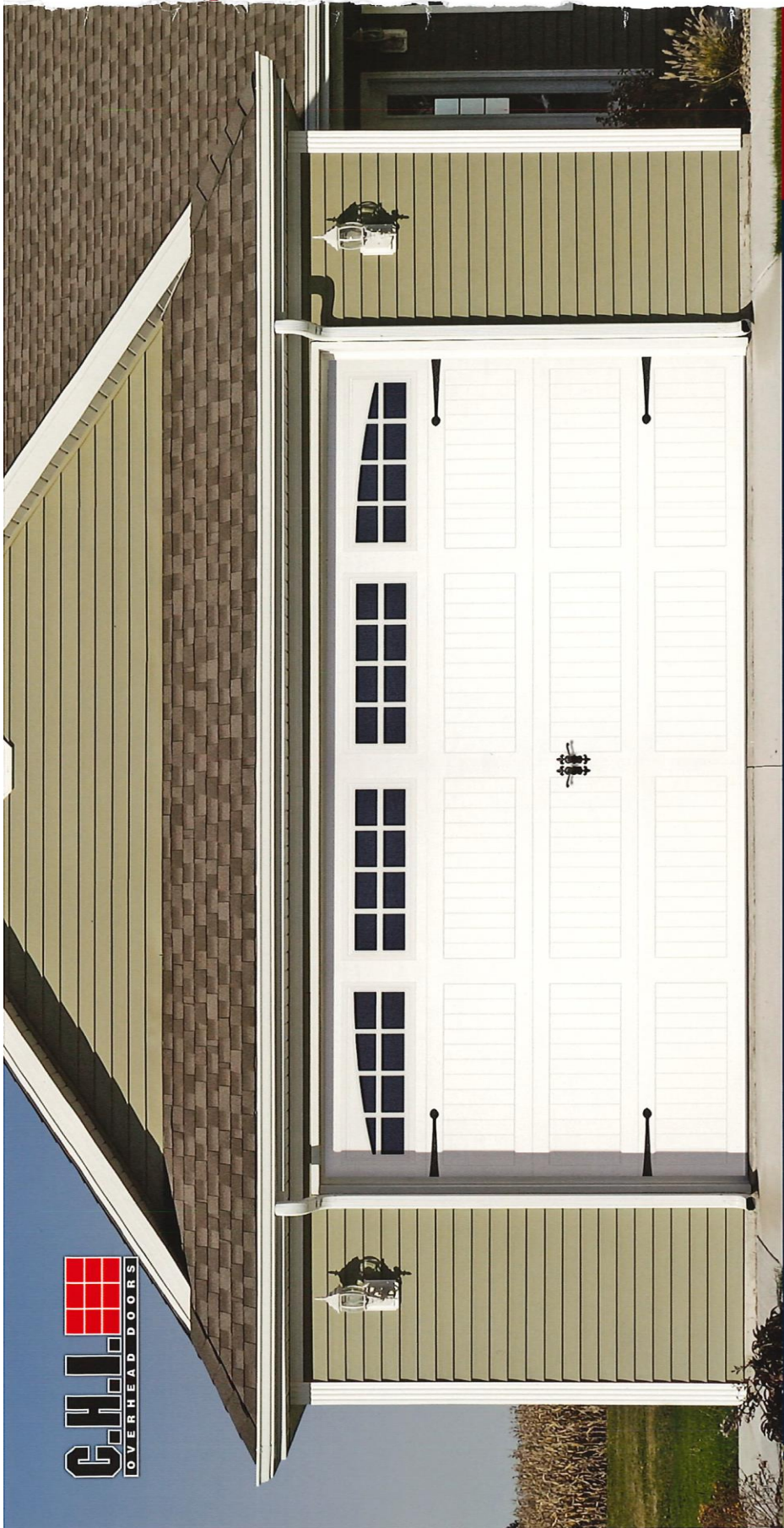
NOTE:

The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

Joe Sagona | Joe Sagona | 3/27/2017
(Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ <u>50.00</u>
* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: _____
Application accepted by: <i>[Signature]</i> Date: <u>3/27/17</u>



25-GAUGE ALL-STEEL PAN TYPE CARRIAGE HOUSE COLLECTION

While maintaining the elegant appearance of our premier models, these all-steel Carriage House doors perfectly combine the beauty and charm of a traditional wood carriage house door with the durability and value of a pan-style door. The 5250/5950 models are deeply embossed with a wood grain finish, available in a variety of colors, and have several window options to choose from. Decorative handles and hinges are standard, and can be upgraded to wrought iron for a truly old-world look that will complement your home perfectly.

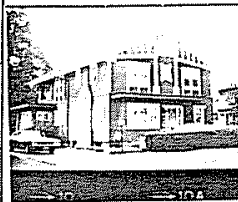
Pictured. 16' x 7' 5951 white with optional 4 pc arched stockton windows and wrought iron hardware



These models are also available in





1 City, Village or Town: <p style="text-align: center;">BELOIT</p>	County: <p style="text-align: center;">ROCK</p>	Surveyor: <p style="text-align: center;">Richard P. Hartung</p>	Date: <p style="text-align: center;">July, 1981</p>	Street Park			
Street Address: <p style="text-align: center;">710 Park Avenue</p>		Legal Description:	Acreage:				
Current Name & Use: <p style="text-align: center;">Residence</p>		Current Owner:					
Film Roll No. <p style="text-align: center;">R0-86</p>	 Prints	Current Owner's Address:			Number 710		
Negative No. <p style="text-align: center;">10</p>		Special Features Not Visible In Photographs:					
Facade Orient. <p style="text-align: center;">E</p>		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use:		Source	Previous Owners	Dates		Uses	Source
Dates of Construction /Alteration <p style="text-align: center;">c. 1915</p>		Source <p style="text-align: center;">A</p>					
Architect and/or Builder:		Source					
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: _____ <input checked="" type="radio"/> None	4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None			Section			
Architectural Statement: <p>A two story plus attic Prairie/Chalet style residence with a large gable roof and extended eaves. The first floor is wood shingled while the second and gable wall are stuccoed with half-timbering. A large wall chimney is on the south facade. Foundation is of brick.</p>		Historical Statement:			Map Name Near East Side Historic District		
5 Sources of Information (Reference to Above) A Visual estimate of surveyor		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:			Map Code NES 86/10		
B		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
C		8 District: Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing					
D		initials: <u> R </u> date: <u> 8/1/81 </u>					
E		9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown					
F		<input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <u> SK </u>					

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CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 710 Park Avenue

GENERAL REVIEW CRITERIA	YES	NO	N/A
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			X
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.			X
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?		X	
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			X
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?			X
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.			X
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			X
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?	X		
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?			X